

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, June 12, 2006 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

TAPE No. 19: Side A, #482 to EOT

TAPE No. 19: Side B, #001 to 579

PRESENT: Supervisors Johnson, Dimitrijevic, Rice, West, and Mayo (Chair)

EXCUSED: Supervisors Clark and White

SCHEDULED ITEMS:

ECONOMIC DEVELOPMENT

1. 06-26 From Downtown West Allis Business Improvement District, requesting a grant in the
(a)(c) amount of \$7,500 from the Economic Development Fund to provide commercial district improvement, tourism, sports and recreation. **(5/8/06: Referred to Economic and Community Development Division for review and recommendation) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT STAFF RECOMMENDING AWARD OF AN ECONOMIC DEVELOPMENT GRANT IN THE AMOUNT OF \$7,500) (Tape #19A-495)**

APPEARANCES:

Supervisor Dan Devine (17th District)

Bob Dennik, Director, Economic and Community Development Division

Leonard Jackson, Economic Development Coordinator

Brian Price, Executive Director, Downtown West Allis Business Improvement District

Mr. Jackson reviewed the subject request.

MOTION BY: (JOHNSON) Approve.

Questions and comments ensued.

Vote on the motion to approve: 5-0

AYES: Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 5

NOES: 0

EXCUSED: Clark and White

SCHEDULED ITEMS (CONTINUED):

2. 06-26 From B & CA Properties, LLC, requesting a grant from the Economic Development
(a)(d) Fund to provide development and renovation of a property located at 6330/24 W.
North Avenue for the purposes of housing a new start-up business. **(PRESENTATION
BY B & CA Properties, LLC) (Recommended Action: Refer to Economic and
Community Development Division for review and recommendation).**
(Tape #19A-#518)

APPEARANCES:

Leonard Jackson, Economic Development Coordinator
Brandon Adams, President, B & CA Properties
Earl Bradfield, Bradfield Commercial Real Estate Advisor

Mr. Adams and Mr. Bradfield provided comments relative to the subject request.

Questions and comments ensued.

***MOTION BY: (WEST) Refer to Economic and Community Development Division for
review and recommendation.***

Chairman Mayo requested that Economic and Community Development staff bring
back to the committee the budget for the subject property, remnants and a plan so that
Committee members are clear as to what has been done and what is going to be done.

Vote on the motion to refer to staff: 5-0

AYES: Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 5

NOES: 0

EXCUSED: Clark and White

REAL ESTATE

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters (items 3 and 4).

3. 06-14 From Director, Economic and Community Development, Offer to purchase on a
(a)(d) vacant County-owned highway parcel of land located to the west of the Southwest
corner of East Layton and South Pennsylvania Avenues in the City of Cudahy. **(ALSO
TO THE COMMITTEE ON TRANSPORTATION, PUBLIC WORKS & TRANSIT)**
(Tape #19A-#604)

SCHEDULED ITEMS (CONTINUED):

APPEARANCE:

Craig Dillmann, Real Estate Manager

MOTION BY: (WEST) Approve: 5-0

AYES: Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 5

NOES: 0

EXCUSED: Clark and White

4. 06-14 From Director of Economic and Community Development, presenting a revised
(a)(e) development plan for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor,
located between North Jefferson, North Milwaukee and East Lyon Streets and East
Ogden Avenue in the City of Milwaukee, east of the Milwaukee River and requesting
approval of a 90 day extension to their option to purchase. (Tape #19A-#627)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development Division

Craig Dillmann, Real Estate Manager

Glenn Bultmann, County Board Research Analyst

Rich Curto, RSC and Associates

Pamela Fendt, Good Jobs & Livable Neighborhoods

Mr. Dillmann reviewed the subject report.

Mr. Curto introduced his team and provided a brief presentation.

Questions and comments ensued.

Supervisor Dimitrijevic offered the following amendment and explained its intent:

BE IT FURTHER RESOLVED, Milwaukee County will require a development agreement be submitted to the Economic and Community Development Committee for review and recommendation to the County Board prior to the sale of any remnant parcel of Park East Freeway land owned by Milwaukee County.

Mr. Dennik provided comments relative to the amendment.

MOTION BY: (DIMITRIJEVIC) Approve the amendment.

Considerable discussion ensued relative to the amendment.

Questions and comments ensued as to the role of the Citizens Advisory Committee and whether or not they're aware of the revised plan.

SCHEDULED ITEMS (CONTINUED):

Mr. Bultmann commented that the plan was not available prior to this meeting and therefore, has not been reviewed by the Citizen's Advisory Committee. He indicated that a Citizen's Advisory Committee meeting will be convened during the 90-day option period and a report will be prepared and presented to this Committee.

Ms. Fendt expressed concerns relative to the PERC and DBE contracts being equated and indicated that all aspects of the PERC should be reviewed. She stated that she would like for the Citizen's Advisory Committee to meet on a more regular basis.

Vote on the amendment: 2-3

AYES: Johnson, Dimitrijevic – 2

NOES: Rice, West and Mayo (Chair) – 3

EXCUSED: Clark and White

Motion failed.

MOTION BY: (JOHNSON) Approval of the 90-day extension. (Vote 4-1)

AYES: Johnson, Rice, West and Mayo (Chair) – 4

NOES: Dimitrijevic – 1

EXCUSED: Clark and White

COMMUNITY BUSINESS PARTNERS

5. 06ECD1 From Director, Community Business Partners, reporting on 2005 DBE Participation. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** **(Also to Committees on Transportation, Public Works & Transit and Finance & Audit)** (Tape #19B-520)

APPEARANCE:

Mildred Hyde-Demoze, Community Business Partners

Ms. Hyde-Demoze reviewed the subject report.

Questions and comments ensued.

Supervisor Johnson expressed concern relative to the low percentage of DBE participation in Procurement. He stated that 4.84% is unacceptable and he would like to see a higher number.

Chairman Mayo stated that Ms. Buford and Ms. Seemeyer would be brought in at the next meeting.

SCHEDULED ITEMS (CONTINUED):

Supervisor West requested that future reports reflect, along with the percentage of DBE participation, whether or not the departments are meeting or exceeding DBE goals.

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Bob Dennik, Director, Economic and Community Development Division
Craig Dillmann, Real Estate Manager
Leonard Jackson, Economic Development Coordinator
Mildred Hyde-Demoze, Community Business Partners

This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:20 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
